



£170,000 Freehold

91 SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4EX

BuckleyBrown
ESTATE AGENTS

CHARACTER AND CHARM!...

Welcome to this delightful two/three-bedroom cottage, ideally positioned in Mansfield close to a wide range of local shops, schools, and transport links. Full of character and unique features, this property offers a homely feel combined with versatile living space.

On entry, you are welcomed into a cosy living room where a feature fireplace provides a charming focal point. Open plan to the dining room, this space is filled with warmth and character, enhanced by exposed wooden ceiling beams that create a traditional cottage feel. Together, these rooms offer an inviting setting for both everyday living and entertaining. The kitchen is well equipped with a good range of units, ample worktop space, and the convenience of a breakfast bar – perfect for cooking, casual dining, or enjoying a morning coffee. To the rear, a conservatory adds further living space and provides direct access to the garden, making it an excellent spot to relax while enjoying views of the outdoors. The ground floor also includes a shower room with access into a separate bathroom, offering flexibility and convenience for modern living.

Upstairs, the property features two bedrooms. The master is generously sized, while the second bedroom has the added benefit of access to an adjoining reception room. This versatile space could easily be used as a third bedroom, dressing room, home office, or hobby room, depending on your needs.

Externally, the charm continues. The frontage is low maintenance, with attractive shrubs and a gated entrance leading to the front door. To the rear, the garden is mostly laid to patio for ease of upkeep, complemented by surrounding shrubs and mature trees that create a private and pleasant outlook. In addition, the property benefits from a driveway and garage, providing ample off-street parking and further storage options.

Call today to arrange a viewing!!!





Living Room 13'3" x 12'11"

With carpeted flooring, feature fireplace, exposed wooden beams on the ceiling and a window to the front elevation. This room offers an open plan design through to the dining room.

Dining Room 7'10" x 16'7"

With carpeted flooring, exposed wooden ceiling beams and a door providing access into the kitchen.

Kitchen 15'3" x 12'0"

Complete with a range of matching wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, breakfast bar and space for appliances. With a door providing access into the conservatory.

Conservatory 6'11" x 6'2"

With windows and a door to the rear elevation.

Shower Room 6'11" x 3'9"

Complete with a shower and a door providing access into the bathroom.

Bathroom 8'1" x 6'1"

Complete with a three piece suite including a bath, low flush WC and a hand wash basin.

Landing

With access into;

Bedroom One 13'3" x 12'11"

With carpeted flooring and a window to the front elevation.



Bedroom Two 10'0" x 8'4"

With carpeted flooring and a window to the rear elevation. With a door providing access into reception room/ bedroom three.

Reception room/ bedroom Three 6'2" x 8'4"

With carpeted flooring and a window to the rear elevation.

Outside

Low maintenance frontage with surrounding shrubs and a gated entrance to the front door. The rear garden is mostly laid patio with surrounding shrubs and mature trees. The property also benefits from a driveway and garage, providing ample off-street parking.

Garage 11'5" x 9'10"

Accessible from the front and side elevation.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		41	G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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